

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

August 3, 2006

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating for public review a draft Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act for the following project. This draft EIR can be reviewed on the World Wide Web at http://www.sdcountry.ca.gov/dplu/ceqa_public_review.html, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and at the public library(ies) listed below. Comments on this draft EIR must be sent to the DPLU address listed above and should reference the project numbers and name.

GPA 04-04, SP 04-03, VTM 5365, R04-010, P04-012, P04-013, P04-014, LOG NO. 04-08-011; HARMONY GROVE VILLAGE. The project is a mixed-use residential village consisting of: residential uses; commercial uses; institutional uses; open space and park areas; recreational uses/equestrian facilities, including an equestrian ranch; an on-site wastewater reclamation facility or alternative sewage transport to an existing treatment facility; and both on- and off-site circulation improvements. The project application includes a General Plan Amendment (GPA 04-04), Specific Plan (SP 04-03), a Vesting Tentative Map (VTM 5365), a Rezone (R04-010), and three Major Use Permits (Equestrian Ranch P04-014, Wastewater Reclamation Facility P04-013, and Remainder of the Village P04-012). An alternative residential design option for the WRF location is also analyzed within the draft EIR. A few pads are proposed to be reserved for institutional land uses, such as a future fire station, a potential church or school and the above-noted proposed wastewater reclamation facility. A total of approximately 211 acres of landscaped naturalized or biological open space and recreational land uses are proposed, covering approximately 45 percent of the project study area. The approximately nine acres of trails are located throughout the heart of the planned community north of Harmony Grove Road and west of Country Club Drive. These trails connect to existing private trails and both existing and planned trails as shown in the County's Community Trails Master Plan (2005).

The Proposed Project is organized into four planning areas based upon the types of land uses proposed. These planning areas are summarized below in tabular format.

Planning Area	Acres	Percent of Total Acreage	Housing Units (du)	Comm./Retail/Live Work (s.f.)
1. Village Center	210	45	475 du	41,500 s.f.
2. The Hillside	138	29	165 du	
3. The Groves	84	18	99 du	
4. Equestrian Ranch	36	8	3 du	3,500 s.f.
Total	468 acres	100	742 dwelling units	45,000 s.f.

du = dwelling units, s.f. = square feet

Segments of Harmony Grove Road and Country Club Drive are proposed for reclassification (to two- or three-lane roadways rather than four), and construction of a new road (Village Road, connecting Country Club Drive to Citracado Parkway in the City of Escondido) is proposed. Specific design speeds (30, 35 or 40 mph) and associated roadway configurations (including potential retention of existing conditions along abutting and off-site segments of Harmony Grove Road and Country Club Drive) will be decided upon by the Board of Supervisors. The draft EIR identified significant and unmitigated environmental impacts to Transportation and Circulation, Air Quality, Noise, and Aesthetics and significant but mitigated impacts to Biological Resources, Sewer Service, Land Use and Planning, Cultural and Historical Resources, and Fire Safety. Comments on this proposed draft EIR must be received no later than September 18, 2006 at 4:00 p.m. (a 45-day public review period). This draft EIR can also be reviewed at the Escondido Branch Library located at 239 South Kalmia Street, Escondido, CA, 92025, the San Marcos Branch Library located at #2 Civic Center Drive, San Marcos, CA, 92069 and the San Diego Public Library located at 820 E. Street, San Diego, CA, 92101. For additional information, please contact Kristin Blackson at (858) 694-3012 or by e-mail at kristin.blackson@sdcounty.ca.gov.

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